

**WEST HARTFORD TOWN COUNCIL MEETING
MARCH 11, 2014
LEGISLATIVE CHAMBER**

ITEM #1: MEETING CALLED TO ORDER: 7:30 P.M.

President Slifka: Okay. At long last, we'll call the council meeting to order and begin with the Pledge of Allegiance.

ITEM #2: PLEDGE OF ALLEGIANCE

President Slifka: Could I have a roll call, please, Ms. Labrot?

ITEM #3: ROLL CALL

Present were Councilors Chris Barnes, Shari Cantor, Harry Captain, Leon Davidoff, Burke Doar, Denise Hall, Clare Kindall, and Scott Slifka. Mr. Tucker sat as an alternate for Judy Casperson.

President Slifka: Thank you, Ms. Labrot. We're up to #4, Mrs. Cantor?

ITEM #4: APPROVAL OF MINUTES:

Councilor Cantor: I move that we receive town council minutes dated February 11, 2014.

Councilor Captain: Second.

President Slifka: Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're up to public forum and Mr. O'Brien is on the spot.

ITEM #5: PUBLIC FORUM

President Slifka: No one signed up? Anybody who did not sign up who wishes to speak tonight among the agenda this evening that is not otherwise subject for public hearing? Seeing none, okay. Report from the town manager, Mr. Van Winkle.

ITEM #6: REPORT OF TOWN MANAGER

Mr. Van Winkle: Thank you, Mr. Mayor. I'm going to have a little something to say in a few minutes that will go on for some time. But I just wanted to note that Tracey Gove announced today that Officer Brian Cantele is this year's Exchange Club Police Officer of the Year. The

Exchange Club will present Officer Cantele with his award on Wednesday, April 2nd, at 6:30 at the American Legion hall, 45 Raymond Road. The event is open to anyone who would like to attend. The Exchange Club has requested a ten-dollar donation per person to pay for the event and help cover the cost of the meal. Congratulations to Officer Cantele.

President Slifka: I think it's Cantele. There's an e on the end.

Mr. Van Winkle: I wasn't sure if it was a loud e or a little e. So Cantele. Thank you, sir. We have hired four new police officers. Officer Robert Tate graduated from Ellington High School, attended Central Connecticut State University where he majored in criminal justice. Officer Peter Kalace is currently a member of the Connecticut National Guard. Thank you, Peter. And was recently promoted to the rank of 1st lieutenant. He attended Eastern Connecticut State University where he majored in business. Officer Michael Bountin attended the University of Massachusetts where he earned a bachelor's degree in criminal justice. And Officer Dakota Fliss graduated from Unity College with a BS degree in conservation law enforcement. So four new officers joining our forces in West Hartford. That's really all I have. I know we're running late so I won't go through anything else. Thank you.

President Slifka: Thank you. Are there any questions for the manager? Okay. To consideration of consent calendar.

ITEM #7: CONSIDERATION OF CONSENT CALENDAR

Councilor Cantor: I move that we place items 11, 13, 14, and 15 and 21 through 26 on the consent calendar.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Any discussion and we got it right? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Unfinished business.

UNFINISHED BUSINESS

ITEM #8: APPLICATION ON BEHALF OF READCO, LLC, THE AGENT OF THE LESSEE WALGREENS, ALONG WITH PROSPECT ASSOCIATES I, LLC, OWNER OF 668-678 FARMINGTON AVENUE ("PREMISES") (TOGETHER "APPLICANTS") FOR A SPECIAL DEVELOPMENT DISTRICT KNOWN AS 668-678 FARMINGTON AVENUE TO ALLOW THE RAZING OF THE EXISTING BUILDING ON THE PREMISES AND THE CONSTRUCTION OF A COMMERCIAL RETAIL BUILDING

TO BE OCCUPIED SOLELY BY WALGREENS. IN ADDITION, THE APPLICANTS REQUEST THE APPROVAL TO: (1) CONSTRUCT A DRIVE-THRU/DRIVE-UP PHARMACY WINDOW DISPENSING ONLY PRESCRIPTION MEDICATIONS, (2) SITUATE A TRAILER ON THE SOUTHEASTERLY PORTION OF THE PREMISES TO SERVE AS A TEMPORARY PHARMACY DURING THE RENOVATION OF THE PREMISES, AND (3) TO ALLOW IMPROVEMENTS AND MODIFICATIONS TO, AND REPAVING OF, THE PARKING LOT, SIDEWALKS AND LANDSCAPING OF THE PREMISES.

APPROVED (WITH CONDITIONS), VOTE 8-1

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Who might start the discussion? Nobody. Mr. Doar, go ahead.

Councilor Doar: I'm going to support this application. I think it meets the standards that this body has reviewed on applications of this nature. I think it's – with respect to some of the concerns of the residents of Hartford, who live in the west end of Hartford, I would like to point out the following. 1) I think the applicant attempted to try to really balance the interests of all of the interested parties in the way they sited this building. As a resident of West Hartford and actually as a resident of Walbridge Road, which is within four blocks, I believe, of this site, I can tell you that if I had my druthers, I would have liked to see the dumpsters on the other side of the building. But in the spirit of what I think is a balanced approach, they ended up on the West Hartford side. I think that the attempt to screen and develop the greenery and the trees and the islands in the large parking lot on the side – on the Hartford line – makes a real attempt to make that part of the site much more attractive to Hartford residents than it is today. The fact that we are going to – or at least I would support the exception to waive the current parking requirement to reduce it to 50 parking spaces I think speaks to the traffic study and also, again, in my own personal experience, this is a location where there is heavy foot traffic to this pharmacy, not only from the residents on Farmington Avenue who live in the many apartment buildings and walk to it, but also for, I'm sure, the residents of the west end of Hartford. So I think given the restrictions we've had on the drive-up, which the testimony was that they would – they're using the drive-up very infrequently. It may be – I think there was some testimony that it might be two or three cars an hour if I'm even saying that correct. And the fact that it's only for prescription medicine leads me to conclude that this is a balanced application and I'll be supporting it this evening.

President Slifka: Thank you, Mr. Doar. Anyone else? Ms. Kindall?

Councilor Kindall: I will also be supporting this application this evening, though, I do have a couple of comments and I'm not sure, depending on how the conversation goes, whether or not we may want to make a couple of suggestions. First of all, I want to thank the Hartford residents who came out and spoke. I thought that was terrific. And I also thought it was great that they were suggesting conversation. I think that the more conversation that goes on the better. That said, I don't think that a request for delay at this time would have been appropriate, particularly given that the City of Hartford clearly gave very specific things that it wanted to have happen and we have, you know, had the opportunity to really get those concerns out. I do think that the photos of the two pharmacies on Washington really weren't fair. Washington Street is not the west end of Hartford. That said, I think it did, however, point – sort of nicely demonstrate how much lovelier this site will be. I think that the landscaping really will be very nice and this is a gateway to our community. I think we need to keep that in mind and I think that's where the west end of Hartford's comments really were coming from is that it's a real gateway look and they were hoping for the best look. I actually think the way you've done it will make it a better look than it would have been the other way. And so I really – I'm also very appreciative of the applicants who have taken a fairly, you know – it was a center that really did need some rehab. And I think that knocking it down and building a brand-new building there was the way to do it. Now I am to remain heartbroken about Tangiers. And I know Chuck Coursey and I've decided that he's not telling me because he's telling me that it's going to be moving to the west end of Hartford and I'm going to, like, cry the blues and then I'll drive to the west end of Hartford and get my falafel. But that said, I also have to thank the applicants for taking care of Tangiers and for reaching some accommodations with them. It was important. They are, you know, West Hartford, West Hartford born and raised. They, you know, have been very good business people here and I think we, as a community, really need to remember to sort of support small businesses, family-owned businesses. And I really appreciate the applicants' sensitivity to that real need in our community. I will say that I have to give a shout-out to Attorney Franklin. Your presentation really gave context and life to the documents. I was having a hard time trying to figure out where the ebbs and flows were. And I really appreciate how comprehensive that was. And I think that, in fact, this smaller and more updated building is an asset to that location. The one concern I have, and I'll throw it out for discussion, is that it really was unclear to me whether or not they're recycling anything but cardboard. And in this day and age, that's really silly. That – I mean, we really, you know, we have, you know, full-stream recycling in West Hartford. We have a pretty aggressive recycling in West Hartford. Most corporations are doing pretty aggressive recycling. And so to the extent that it's only a container for cardboard as opposed to a full-sized trash dumpster for all the recyclables in the world, I find that just a little odd. So with that one sole caveat of concern about how they were treating recyclables – and I thank Mr. Davidoff for raising that – I am in support of this application.

President Slifka: Thank you, Ms. Kindall. Ms. Hall?

Councilor Hall: I think I just wanted to also bring up in the record that we do have some wonderful collaboration between our West Hartford and Hartford businesses with Park Road Business Association. For years, we've participated in those meetings and it draws in businesses

for more than just Park Road but I've always been very encouraged by the number of Hartford merchants that show up at that meeting that work together with our West Hartford merchants to, you know, not have that be a, you know, a hard line between West Hartford and Hartford and work collaboratively. So I throw that out to Walgreens. They're just up the road. Maybe they should start participating with that group. I'm also a banker so I have no problem with drive-up. And [chuckle] so – and, in fact would concur that we need that type of accessibility, especially as we have an aging community in West Hartford. So thank you for investing in our community and I would be supporting this, as well.

President Slifka: Thank you, Mrs. Hall. Anyone else? Mr. Tucker?

Mr. Tucker: Yeah, I'd like to briefly just say that I think that this was a high-quality application. According to DRAC, the quality of the design is very high. The current site, and I'm very familiar with this because I work close by and pass this area very frequently, is tired and definitely can use some freshening up. I don't see the drive-up as being a big issue based on the testimony that – maybe around a maximum of three cars per hour. I don't think that's going to have a big impact on the traffic in the area. And, on the other hand, will provide a useful service for people who can't get around easily. I like the green aspects of it, the park-like aspects of it. And I think that the applicant – and I applaud this – did try to reach out to neighbors on both the West Hartford and Hartford sides. So for those reasons, I'll be supporting the application.

President Slifka: Thank you, Mr. Tucker. Mr. Captain?

Councilor Captain: Thank you, Mr. Mayor. I'm not going to be supporting this application this evening. I think it was a very good application. I think what the plan is for the building is excellent. However, there's a couple things that really bother me. I hold Mr. Coursey and his work in very high regard, however, I am concerned that I don't have representation from Tangiers. And a phrase that sticks into my head is that those who can't remember the past or condemn to repeat it. And just in our recent history, we almost suffered a loss of a very, very important store on Bishop's Corner. And many people came to the council to ask what could you do? What could you do to stop it? And unfortunately, that situation, we really had no control to stop it. And thankfully, I'd like to publically thank Mr. Zachs, Mr. Lazowski, and Mr. Newman and any silent investors who helped save the crowd. I do think if there's a situation with Tangiers, I'd like to hear from them that they're comfortable with the conversations that have taken place and that they're okay and that they'll show up somewhere else in the event that we have some input that they locate – whether they're on our side or the eastern side of the border. But we'd like to hear that they're coming back or what's going to be happening with Tangiers. And then on the other side of the fence, we do have history on Prospect with the City of Hartford and I think it would be respectful to answer their letter even though they had seven weeks to respond before – when they got the notice from our town clerk. It took them seven weeks to respond but just days before this hearing. I think it would be respectful for our planner to work with their planner and come to some consensus as to where this is going and be sure – reduce some of the risk that nothing nefarious could happen with a curb cut or an island – that

we work together and prevent something on that corner. So for those reasons, I won't be supporting it tonight. What I would like to do is I would – I would like to – wrote it down – but just send the rules to allow the applicant to come back sooner than the six months that's required, if this was to come down. And if they came back in a month and they had those things answered, I would be very happy to support it then. Thank you.

President Slifka: Thank you, Mr. Captain. And I think procedurally, Mr. O'Brien had – what Mr. Captain suggested is something that the council would undertake if we vote in the negative, right?

Mr. O'Brien: Right. It's actually a one-year period they can't come back with a similar or substantially similar application. You'd be waiving that requirement to allow them to come back earlier. And I just want to also remind you the standard conditions, too, you'll have to move those in.

President Slifka: Okay. Thank you, Mr. Captain. Mr. Barnes?

Councilor Barnes: Thank you, Mr. Mayor. I'd just like to thank Scott Franklin and his team for the presentation and for bringing this project to West Hartford. I think the plans are very well done. I think the building's going to be beautiful and I appreciate the extra detail with the landscaping and I will be supporting the application.

President Slifka: Thank you, Mr. Barnes. Ms. Cantor?

Councilor Cantor: Thank you. It is always hard and maybe a little bittersweet when you – well, I don't know if bittersweet is the right word – a little hard when you're taking down a building, especially a building that you've had memories in. I actually – Mom, I hope you're not listening – you would leave Hebrew school at Beth Israel and walk over to the pharmacy and sit at the counter and occasionally have a hot chocolate with a friend and not listen to all my classes. But anyway, that counter is historic and actually I would like a request – I understand the Walgreens can't maybe incorporate it into their building but it would be nice to preserve the counter and save it and maybe wherever Tangiers ends up, that would be a wonderful donation to give them. And so I would value that – carrying on that tradition. I think it is a good plan. I also want to thank Attorney Franklin for the presentation and the whole team and Chuck Coursey for reaching out. All of you did a great job of presentation – of the presentation and it did flow much better verbally and with the accessory packets that we got. So that was helpful. I do – I also value very, very much the drive-thru opportunity. I had a son who had open-heart surgery at a young age and getting him out of a car when you need medications was really torture with other little children. And I don't think people understand how critical it is at certain times in your life that you have a drive-thru pharmacy. We in West Hartford don't really – we don't promote drive-thrus. There is occasionally at a bank and we really struggle with some of them. They have to be in the right location. And the mayor and I sat on the Bishop's Corner drive-thru of the first pharmacy and remember having the discussion and it was a really very lengthy discussion.

Those reasons stick very, very clear to me and I – even though this is primarily a walking pharmacy, I think in a lot of ways, it serves a very, very large community that walks to it. I think that's an important option. The other one thing – the last thing I want to mention, I also sincerely appreciate the work you did with the bus – the improvement on the bus stop. I don't think we really talked about that but that was also a little sad and a little – needed a little lift. And I think it's getting it through your work and thank you for investing in that.

President Slifka: Thank you, Mrs. Cantor. Mr. Davidoff?

Councilor Davidoff: Thank you, Mr. Mayor. I'd first like to offer a, an amendment to the motion that – before the council – and I would move that the applicant be required to have, in addition to a trash compactor, a dumpster container for recyclables – single-stream recyclable materials.

Councilor Kindall: Second.

President Slifka: The motion is made and seconded. Mr. Alair, this is not one I've ever seen before. Is this within our jurisdiction?

Mr. Alair: Yes but with Mr. Davidoff's permission, the discussion – and actually Ms. Kindall raised it earlier – the discussion of trash compactors and the volume of trash and commitment to recycling. I think something perhaps got lost in translation during the hearing that may help you understand where you need to go or want to go on this. There was a lot of talk about the so-called blue bins and what happens now with both Walgreens and CVS is their inventory control systems are so finely tuned that up at their facility in Windsor, or wherever it is, they determine exactly how many units of some product they need to supply the store to. They go in a bin, they're computer controlled, magic stuff happens and they end up on the truck and they go – so when the truck opens up the bins, there isn't the cardboard packaging that you used to see. There isn't the volume there. It – there's less of it being done. So there's less cardboard produced and I think that's why the applicant was a little reluctant to commit to a compactor versus a dumpster versus a bin because, you know, this applicant is the developer of the store, not the operator, and doesn't know exactly what that volume is and what would be appropriate or needed to actually deal with the volume of, of the recycling. What you might want to do and, and what you have done in the past in larger projects, instead of specifically requiring a compactor, require that the applicant provide a trash management plan to include recycling – a, a, a full recycling program. You require the applicant in, in your standard conditions to provide a maintenance plan and you could have a parallel requirement for a trash management plan that would be provided to the town planner before a CO is issued that would identify what their recycling program is, what their trash collection program is, and that all of the recyclables produced by the store are, in fact, being recycled appropriately. And, and that way, you don't have to commit them to a specific method tonight when we don't know what volumes are appropriate necessarily.

President Slifka: Mr. Davidoff?

Councilor Davidoff: Thank you, Mr. Alair. I just want to point out that the applicant passed out a packet of information with photographs. And in the photographs, the record will show there's one dumpster for trash and this appears to be a dumpster for some type of recycled material. So apparently, we have two and the testimony I received this evening was well, you'll definitely get one. And that didn't make me feel very comfortable. So I think that your suggestion this evening, I would welcome that if that is acceptable to my colleagues. I think – I, I, I'm really passionate about recycling and we're asking our residents to step up to the plate to increase the amount of single-stream recycling they do at their homes. And I think it would be hypocritical of us, as the chief zoning authority for this town, not to require those in our business community to meet those same standards. And I think the time that we enact those standards is when we have applications before us. And that, that's why I feel so passionate about that.

President Slifka: Mr. Doar?

Councilor Doar: Mr. Davidoff, I appreciate your comments and I, I would support such a, a, a an amendment to our conditions for approval that this business provide a trash management plan that meets some of the concerns of my colleague, Mr. Davidoff. I would also point out to the applicant that recycling saves money and it goes to efficiencies and improving the performance of businesses as well as residents. We charge more in this town for people who don't take advantage of recycling. And I support that kind of policy. I think it's good not only for the environment but it, it leads to a more – a dedication to be more productive, more efficient, and ultimately a better-run business. So I just point that out to the applicant.

President Slifka: Thank you, Mr. Doar. Ms. Kindall?

Councilor Kindall: If, you know, it's acceptable to the move or the amendment, I would support a trash management plan to include, you know, full-stream recycling. I think it would have to be more than just recycling. It'd have to be full-stream recycling. And – but I believe that in fairness to the applicant, the use of the blue bins where they're sending – basically instead of boxes, is recycling because they're reusing. They're sending those back to the distribution center. They're being washed, reused, and sent back out. So they're doing, they're doing that. I think that there might have been a communication gap here. That said, I think that there does need to be something more expressed about full-stream recycling as part of this application. So I would defer to Mr. Davidoff as to how he wanted to amend the, to amend the motion.

President Slifka: Mr. Davidoff?

Councilor Davidoff: So if it's agreeable to the maker of the motion, and seconder of the original motion that we just incorporate Mr. Alair's plan about a trash management, then it's fine with me. I'm not at issue.

President Slifka: And so the – and the motion itself would be to amend the conditions of approval to include such item.

Councilor Davidoff: Correct.

President Slifka: Okay. And you second that?

Councilor Kindall: I second that.

President Slifka: Okay.

Councilor Kindall: And is that part of – do – is it – are we talking about making it part of the standard condition things or – which we have not yet moved, right?

Mr. Alair: It would be part of the standard conditions. If you look at condition 2c, it refers to solid waste operational condition. I'd add a third paragraph to that requiring a waste management plan.

President Slifka: So would the easiest thing be to move the conditions of approval and then amend them? Okay. Standard – I'm sorry, Mr. Barnes.

Councilor Barnes: I don't know if this is protocol. I have a – I don't know what full-stream recycling is. So if I could ask that question. If somebody could explain that to me.

Councilor Cantor: Single.

Councilor Barnes: I thought it was full-stream. Single-stream.

Councilor Davidoff: It would be very similar to what you do at home. Throw your newspaper, your boxes, your cans, your glass, anything that you can throw in your blue bin, you would expect to, to find in a commercial dumpster.

Councilor Kindall: And my concern is...

Councilor Davidoff: And then – I'm sorry. And then it all gets trucked down to a facility where they sort it all out based on the type of material and that's basically single-stream.

Councilor Barnes: Okay.

Councilor Kindall: And my concern was that all we heard was about cardboard. We didn't hear about anything else. And we're not asking them to compost yet, so...

President Slifka: Mr. Barnes?

Councilor Barnes: I guess that's not the way, that's not the way I heard the, the presentation. I believe I heard that there was, in addition to the cardboard recycling, there was a separate bin or

container for recycling which my – I assume is single-stream recycling and so is there – do we need a motion to amend our, our conditions of approval or can we just take the application as presented?

Councilor Kindall: Unfortunately, the application that was presented was confusing. I don't think it was clear that there was a separate thing for recycling. And I don't think that there's a hardship – if it's, if it's, if it's in compliance, I don't think there's a hardship including it, as far as the conditions of approval.

Councilor Barnes: Okay. It's just that I found this motion discussion confusing, is all. Thank you for the clarification.

President Slifka: Alright. If there's nothing further on that, we'd have to – well we didn't move the conditions of approval yet. So – right, Mr. Alair, go ahead.

Mr. Alair: Sorry. If I could point out that at your last meeting when you were half asleep from exhaustion at midnight, your standard set of conditions was modified for the application on New Britain Avenue to add to: one was turning off the lighting in the parking lot, the RP zone of the parking lot, and the other was no parking of vehicles overnight. Just so that there's no confusion, I took those back out because they were site specific and went back to what was the normal condition, which is lights off one hour after store closing. So I just wanted to make sure that you remembered that we were going back to the old set before you vote on it.

President Slifka: Thank you, Mr. Alair. Is there a motion to approve the – a motion to approve the conditions of approval?

Mr. Alair: Motion to amend.

President Slifka: No, we haven't moved the conditions themselves yet.

Mr. O'Brien: You move the approval of the special development – so you can move to amend by adding the standard set of conditions.

President Slifka: That's what I asked before but then I thought I was – we had to move the – alright. Go back and move – what you were going to do before. At this hour, that's the best I can up with.

Councilor Davidoff: So I'm moving the conditions of approval with the addition of a trash management policy that would include a recyclable component.

Mr. Alair: Single-stream recycle...

Councilor Davidoff: Single-stream component.

Councilor Kindall: Second.

President Slifka: Okay. Any further discussion on that item? Okay. Mr. Barnes, go ahead. Sorry.

Councilor Barnes: One suggestion. If, if we're going to that and it's going to be our practice to require it, then we should review our SDD conditions and make that a standard condition cause then when we ask the applicant to review them and agree to them, they'll know what they're agreeing to. And at this point, I'd almost want to ask the applicant if, as amended, they're still in agreement with, with the conditions cause we presented them as the standard conditions.

President Slifka: I'd love to do that. Unfortunately, we can't ask the applicant because the hearing has been closed. So – but your instinct is correct. So, Mr. Davidoff, go ahead.

Councilor Davidoff: At last night's meeting – the planning and physical services committee meeting, we discussed an ordinance which is going to make that change of having our standard conditions be amended to take in the recyclable component for applications going forward.

Mr. Alair: Just to be precise, it'll actually – you won't need to make it a condition at all because it will be a requirement at any site plan application which would then include site plan special use permits and SDDs.

Mr. Davidoff: Thank you.

President Slifka: Any further discussion on the amendment? Okay, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, we return to discussion of the application as a whole. I think you had floor at that point, Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. I haven't decided which way I'm going to go on this application. The thing that really bothers me is that when I asked about the two items brought forward by the town planner, the response from the applicant was – with respect to mechanical units and the screening – the response to me seemed like it wasn't really that important. And I recall when we discussed 24 North Main Street, we were very excited on how the applicant had taken enormous steps to make certain from the streetscape that we could not see the mechanical units. And there are abutting property owners and buildings within the zone that could see that. And I think one thing that we did was we even waived the height requirement so that parapet would be adequate to screen those materials. But this evening, I was told the answer was no, that's not going to happen. So I don't know. I've never been at this place where we've had an applicant basically say no, that's not going to happen even though your town planner has suggested it. And I sort of give some credence to our town planner. I

think he knows what he's talking about and I'm certain we'll definitely get the relocation of the ground-mount Walgreens sign to a location that's – where it's more appropriate for his liking. So I know those may not seem like major things but that's never been an issue in one of our zoning applications. I would like to commend Mr. Coursey once again. Never seems to amaze me about the outreach that he is able to do with a variety of people who may be affected by the project. In this case, there were a lot of business entities that he needed to contact and very difficult to meet with and there's a lot of people involved that make decisions regarding their particular businesses that would be in the neighborhood affected by an application of this sort. And I really think that he does an outstanding job, once again, in meeting what we say is the necessary component. As you saw this evening, there were nobody who was directly affected that would be an abutter or an adjacent property owner who was against this property, even the property owner who's going to have his property windows cleaned spoke in favor of the application. I do think that Mr. Captain raises a very valid point. Our community was quite upset less than a month ago when they heard that the Crown Market might close. And I don't know if this would be the same case with Tangiers. We did get representation this evening that that wasn't the case. So there are differences in terms of the representations that were made. On the whole, with respect to the building, I think that it's architecturally designed very nicely, according to Drack, it meets all the requirements, I think, with respect to the site, ability of cars to maneuver the site. I think it's very well thought out. I don't think there's a lot of pedestrian conflicts. I think that as Deputy Mayor Cantor pointed out, it does encourage pedestrian traffic. It does encourage those who use public transportation to frequent this business establishment. I would be remiss to not comment for the record that I am concerned whether or not that access on Prospect would be not allowed. And I think that would be foolish if that was the course of action to be taken. I think the mayor has done great things over the years to work very hard with the City of Hartford to foster a very positive relationship between our two communities and hopefully something like that would never happen again. I would agree with the traffic engineer who pointed out that it is going to be very difficult for anyone to make a left turn into the parcel on Prospect as well as make a left turn out of the parcel. I think there's always a stacking of automobiles there. So basically – in essence, you basically have a right turn in and a right turn out. So – and I would agree that the traffic that is heading from Prospect northbound would definitely make the left turn with a dedicated arrow and then make a right turn into the, into the plaza. So I, I think that's been very well thought out. I think that's the human nature of how things will go. I appreciate the applicant's investment in the project. I think any time anybody's willing to make an investment in property in West Hartford, I think that's significant. But I think – I've sat on enough of these that sometimes the comfort isn't 100% for me this evening unfortunately. And I don't whether or not I'll vote in favor or against at this point yet. I'll see if there's other comments that I need to listen to from my colleagues. But usually for me, at this point in the evening when the discussion comes forward, I'm pretty certain as to which way I'll go. But I'm not there yet this evening. Thank you.

President Slifka: Thank you, Mr. Davidoff. I think everybody commented. Mr. Doar?

Councilor Doar: Thank you, Mr. Mayor and I know you still have to comment but I just – since you're uncertain and in my effort to try to persuade you to vote yes, let me, let me try to address one of your concerns and I, of course, as you know, have a lot of respect for the way you handle yourself in these types of applications. You pointed out to me on a number of occasions the importance of balancing all the various interests. This is a significant investment for our town. There's no question it's going to considerably improve this end of our town. It is the gateway into West Hartford from Hartford. It meets a lot of the things that you address from time to time. I, I urge you to – let's look at Mr. Dumais's letter in which you talked about the roof mechanicals. I, too, would be concerned. I live four blocks from this location. Even if I didn't, I'd be concerned about a flat roof where I could see air conditioning units and mechanical devices. It was my understanding from the testimony at the hearing that the engineer who spoke on this matter said that the way that the architecture was planned, and I've looked at the drawings, you would not be able to see the mechanical units from the street. The testimony was only if you flew over the unit or if, in fact, people were in the apartment building of the abutter who, I point out for the record, is not opposed to the application. Only if the height – if the dwellers in those apartments looking down on the roof might see them. But – so it was my understanding that they had addressed it. They might not have done it in as clearly as the kind of manner you would prefer and are accustomed to but I think they did on that. That was my understanding of the testimony. And I look at the drawings and it seems to indicate that they are going to have that kind of apron and they'll be – the mechanical units will be recessed down into this flat roof. So I just appeal to you on that issue because it seems to be one of the key ones that is giving you some pause to vote yes. And I would urge you to think about that as you, as you, as you think about your decision. Thank you.

President Slifka: Mrs. Kindall.

Councilor Kindall: The only thing I would want to comment about is about Tangiers. Tangiers isn't here and they know that it's happening. And I think that is, you know, I have certainly talked to them a fair number of times when I've gone in for my falafel sandwiches. And so they're very well aware of this hearing. They're very well aware of – that they had a lot of support on the town council. And so I think that if they really had a concern about what was being done and what their story was that they would be here. So on that respect – well, I completely agree with both you and Mr. Dav – well, Mr. Davidoff and Mr. Captain. It would be better to have something in writing. That said, the fact that the, the brothers are not here saying we have been treated poorly I think speaks volumes. And – that has given me comfort and, you know, for me, the Tangiers issue was a defining issue. And if the Tangiers issue wasn't addressed, I would be voting no. But I believe by their absence and by the fact that we've had the representations, although paper would be nicer, I am comfortable and I will be supporting it.

President Slifka: Thank you, Mrs. Kindall. Anyone else? Okay, well I'll try not to prolong this. I know we already had six people on the record having stated their support. I, I would echo everybody's comments, pro and con, for the most part. But I'll try to, I'll try to limit myself to things that were relatively novel. First I, as a matter of course, have never been particularly

excited about drug store development. It's not, it's not that, not that sexy, right? It's not the kind of thing we celebrate but it doesn't mean it's bad for the community. And, and, and last meeting, we, we voted on an application; I said it was maybe the most confounding one I'd ever seen. I should've probably reserved that statement for tonight, in part, because when I first heard about this, I really didn't – it didn't sound good to me. It didn't appeal to me for all the reasons that were cited here. Number one, it was a Walgreens. Not that excited. Two, it was making it bigger – at least that's what I heard. Three, there was a demolition and four, that was going to displace not just one beloved local merchant but a second one. And the, the Tangiers connection thing made me, made me uncomfortable. But I'll point out, as you saw in Mr. Coursey's presentation, that was something he affirmatively recognized at the beginning and so did the applicant and they've taken steps to try to address it. So then I get to tonight and the – not that I learned all this tonight – but you get to the vote tonight and I find out that well, what I once had envisioned as this big drug store development with a terrible demolition and all that, well, it's actually smaller, it's got fewer cars, fewer parking spaces, one less curb cut, a brand-new building. It's closer to the street. It's, I think my calculations right, ten times as green as what's there today. And they helped the existing tenants find new spots. I don't know what more we could ask for. When I, you know, we – after you've done a few of these, we – you get a feel for what kind of issues are going to get raised and what kind of neighborhood opposition you might see come out and none of what I had envisioned came out; in large part because the applicant took care of it in the first place. What, what I leave with is my, my big – I have no concern about the project itself. So I'm a, I'm a supporter. I'm not a like crazy excited supporter. I don't know if that's the right word. Not because it's not, it's not good or anything. It's a Walgreens, right? But, but what I'm – my biggest concern leaving here is the, the relationship with the City of Hartford and the folks particularly in the west end. Everybody's made the various points and we covered a lot of it in the public hearing but I think the level of communication that we received back from the city is indicative of their level of concern. So I put myself in their position and that if the residents of one part of our town that abuts, abuts Hartford came to us and said we're concerned about this application that's coming before the City of Hartford, we want you to do something about it, well, I think we'd all suffer some degree of anger from our residents if all we did was respond with a letter two days before the hearing or four days – whatever the calculation is. Unless, in our judgment, we really weren't all that opposed to it, right, and we just wanted to make sure that they had – they, they incorporated our thoughts. So if, if you want to involve yourself in delaying another community's hearing, I think it behooves you to make a phone call to the mayor and make a request. Actually put it in the letter that you're asking for a delay. That's not a criticism of, of anybody in Hartford. I just think all we have left is the record and we have to interpret that. And the record says they didn't ask for it and they had ample opportunity. And that this is not just something that just showed up on the radar screen yesterday. This was something that's been publically noticed for a long time. It went to CRCOG because it's near the border. It was the subject of ample public outreach by the applicant. So there's a lot of – there was plenty of notice and time to address those things. I – on behalf of one of the residents of the west end who, who had a comment that she did not get properly reflected in the record, it was about the CRCOG approval and that CRCOG did not opine on the design of the property. They, they, they don't – they don't know if they have the

jurisdiction to do that or not but that's – they didn't want us to read into it that they think the design is great. So, we're back to this – that it's close to the street, smaller, fewer cars, one less curb cut, brand-new building that looks really, really nice and ten times as green, and support on the West Hartford side, plus the – and not huge opposition on the west-end side. I mean I think that's been less – they asked us to delay – to think about it some more but they expressed what their concerns were. Some were incorporated, some were not. At the end, it's – I, I think – I think we're holding the applicant to awfully high standard and the applicant is passing. And, and I, I think I need to say that they – first, it was an excellent presentation, Mr. Franklin. It's not a reason for passage but we do appreciate greatly your efforts to move things along and, and, and being colloquial and flexible and all that. It's duly noticed. Also the applicant, you know, the accusation almost that they didn't listen and we're, we're not listening to concerns of people in the west end but the record will show the applicant took feedback from not just neighbors but our own, our own bodies, made design changes and came up with a much-improved product. That's really what we asked them to do. Is it perfect at the end? Does it mandate passage? No, it does not but I think in this case, I think in this case, it certainly does. So I, I strongly support it but will say that I, I want to do whatever is necessary to make sure that the relationships that we've built up in the west end that were not good roughly ten years ago or so are maintained and I've extended myself when we had the break to any of the west-end neighbors that, on behalf of the town, want to take their anger out on me. I'm happy to do that. But I – the fact that the whole barista thing got mentioned in the record, I, you know, it's a necessary part of the record but I don't want anybody to interpret it that we're holding a grudge and that's why we're not proceeding in a different way tonight. I, I think in contrast, this is actually an example where we actually had great input from them. We didn't necessarily accept it but we had it and they were here tonight and, and were part of our process. So for all those reasons, I will, I will be supporting it and I, I wish you guys the best of luck. Anyone else? Mr. Davidoff.

Councilor Davidoff: I'd like to thank Mr. Doar and Mr. Mayor for your opinions and will take them under advisement. Thank you.

President Slifka: Thank you. Sorry. Anyone else? Okay, then we need a, a roll call, please, and this is on the application including the conditions of approval as amended.

**SDD # 136
668-678 Farmington Avenue
Conditions of Approval**

1. Approval of Application

The application is hereby approved, subject, however, to the "Conditions of Approval" set forth below.

2. Conditions of Approval

A. Official Plans

Implicit in the approval of the Special Development District is the condition that the premises shall be used only in accordance with the official application materials, plans and associated exhibits related to the application as supplemented or modified by any amended plans and documents or representations submitted during the public hearing process. Any other use shall require the express approval of the Town Council in accordance with the Zoning Ordinances of the Town of West Hartford.

B. Premises Contact

The Applicant shall provide the Town Planner, from time to time, as necessary, with the name (or title) of a person and a telephone number where that person can be reached or where messages for that person may be left, to act as a liaison between the Town and the Applicant. The identity of the party and the telephone number may be changed from time to time by notice to the Town Planner. If different individuals should be contacted regarding different aspects of operations within the area of the Special Development District, multiple contact people should be designated as necessary. This information shall also be provided to any adjoining property owner requesting same.

C. Solid Waste-Operational Condition

Solid waste collection shall be the responsibility of the property owner/manager.

Solid waste collection within the Special Development District shall be permitted between 8:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays. Waste collection shall not be permitted on Sundays.

The Applicant shall, prior to the filing of the Special Development District on the Land Records, submit for review and approval by the Town Manager or his designee, a waste management plan for the Special Development District. Said plan shall address scheduling and methodology for the collection of all waste from the property and shall include a plan for single-stream recycling of all recyclable materials generated by the site.

D. Special Site Use or Operational Requirements

1. Snow Removal

The maintenance plan referred to in Condition D(3) shall contain provisions dealing with snow removal. Specifically, the snow removal plan shall call for the removal from required off-street parking areas, and fire lanes of all snow deposits greater than four (4) inches in depth. Accumulated snow shall be removed from the site or stored on site in a designated snow storage area where such storage will not encroach into or damage required landscaped areas or parking spaces.

2. Property Maintenance-Sweeping

Motorized sweeping equipment may be used only between 8:00 a.m. and 6:00 p.m. on Mondays through Fridays and between 9:00 a.m. and 5:00 p.m. on Saturdays. Motorized sweeping equipment shall not be permitted on Sundays.

3. Maintenance Plan

The Applicant shall, prior to the filing of the Special Development District on the Land Records, submit for review and approval by the Town Manager or his designee, a yearly maintenance plan for the Special Development District. Said plan shall designate the individuals responsible for establishing maintenance objectives and an ongoing schedule of maintenance activities to ensure the aesthetic quality and cleanliness of the site. The maintenance plan shall include, but not be limited to, a timetable for all required installation and maintenance activities with respect to plantings, landscaping and screening; access driveways, parking area; curbing, sidewalks and berms; lighting; signage, storage, refuse and litter control; building exteriors and other site amenities proposed in the plans.

4. Landscaping and Fencing

Applicant will maintain all landscaped areas including mowing, weeding and brush removal and be responsible for replacement of plantings where necessary.

5. Site Lighting

All outdoor lighting shall be down-shielded so as to prevent glare onto adjoining properties. All lighting should be turned off one hour after store closing except for security lighting which is triggered temporarily by motion or sound.

E. Utilities to be underground

Electrical, telephone, cable television and other utilities shall be placed underground.

F. Engineering Inspections, Certification and Final Approval of Improvements

The Applicant shall submit to the Town Planner, for review and approval by the Town Engineer, construction plans certifying that all improvements have been completed to the approved SDD plans. Such certification shall be made by a registered professional engineer.

G. Computer Media Information

All mapping and construction plans shall be prepared in electronic format using the Connecticut Geodetic System for inclusion into the Town's Geographical Information System.

H. Final Plan Review

Implicit in the SDD approval is the requirement that the record plans and exhibits establish the minimum standard of design and improvement for this project. As specific drawings for the project are prepared, refined and detailed, the filed SDD plans and exhibits shall serve to identify the major standards for the quality of design and improvements. It is expected that detailed site grading and development plans, architectural plans, landscape plans, erosion

and sedimentation control plans and other project development details and plans may be prepared and approved under applicable Town ordinances and standards.

The Town Planner in cooperation with Town staff, including but not limited to the Fire Department and the Community Services Department, shall coordinate the final review and approval of the project design to insure compatibility and consistency with the Special Development District Plans approved by the Town Council. No building permit shall be issued and construction shall not begin until all appropriate Town Departments have reviewed and approved the plans as submitted to the Town.

I. Final Plans

Final plan submissions and supporting documents shall address the Town Council conditions of approval.

Councilors Barnes, Cantor, Davidoff, Doar, Hall, Kindall, Slifka and Mr. Tucker voted YES. Councilor Captain voted NO.

Ms. Labrot: It's approved.

President Slifka: Thank you. Good luck.

ITEM #9: ORDINANCE PERMITTING HELIPORTS

TABLED

President Slifka: Okay, #9 is being tabled. Thank you, Mr. Tucker. He's going to stop accepting Essie's phone calls. We're up to new business, #10.

NEW BUSINESS:

ITEM #10: RESOLUTION ABANDONING PARKER STREET

REFERRED TO TOWN PLAN AND ZONING COMMISSION

WHEREAS Parker Street was accepted as a public street by the Town Council on July 2, 1929; and

WHEREAS subsequent to the acceptance of Parker Street, the Town of West Hartford acquired all of the property to the north, south and west of said street; and

WHEREAS that property, including the area within the bounds of Parker Street has since become the site of Charter Oak International Academy; and

WHEREAS Parker Street has never been abandoned formally but it is advisable to do so; and

WHEREAS sanitary sewer and water lines were installed within the Parker Street right of way and are now operated by the Metropolitan District Commission

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD THAT the Town of West Hartford hereby abandons such right, title and/or interest which it may have in the public right of way known as Parker Street but such abandonment shall not be construed as abandonment of the Town's underlying fee simple interest in the land beneath Parker Street; and

BE IT FURTHER RESOLVED THAT in the event that the Metropolitan District Commission determines that an easement is required from the Town for the continued operation of the sanitary sewer and water lines located within the Parker Street right of way, the Town Manager is hereby authorized to execute such documents as may be necessary to grant such an easement.

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded.

President Slifka: Ah, we didn't do that. And refer to TPZ. Oh, okay. Sorry.

Councilor Cantor: That's for #9?

President Slifka: 10.

Mr. O'Brien: No, they have to report to you about the abandonment.

Councilor Cantor: Okay. I move that we refer to TPZ.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Sorry for the confusion. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. I think it was 12 we don't have on consent?

ITEM #12: RESOLUTION CONCERNING STATE FILING FOR ALTERATION OF INTERIOR SPACE AT BUGBEE ELEMENTARY SCHOOL

ADOPTED

WHEREAS, it has been determined that there is a need for additional classroom space at Bugbee Elementary School, and

WHEREAS, the Board of Education and the Town Council have appropriated sufficient funding in the School Building Improvement account to undertake these projects, and

WHEREAS, in order to be eligible for State school construction grant funds, the State Department of Education requires the authorization of the Town Council to initiate this school construction project.

NOW THEREFORE BE IT RESOLVED by the Town Council of West Hartford that the Superintendent of Schools is authorized to file notice of the proposed school building project, to work with the established building committees, begin architectural drawings and make applications for grant assistance from the State Department of Education, School Facilities Unit.

Councilor Cantor: Yes. Resolution concerning state filing for alteration of interior space at Bugbee Elementary School. I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Mr. Van Winkle, if you could address this, I think Mrs. Hall...

Mr. Van Winkle: I'll just make this comment on the next several that you're going to go through in order to receive a grant from the State of Connecticut for these various projects, in this case asbestos removal from floor tile – removing floor tile in one of our schools and replacing it – we get a grant from the State of Connecticut. It's approximately 40% of the cost. But they require that you approve the project before it goes forward.

President Slifka: Wrong one. No, Mr. Van Winkle, we're – all of the – 11 through 15 are all in consent except for 12 which...

Mr. Van Winkle: Never mind.

President Slifka: We were a little confusing earlier.

Mr. Van Winkle: Yeah, it's – the statement is the same for all of these. All these resolutions, am I correct on number 12? The state – concerning the state filing for alteration of interior space at Bugbee School. This is a state grant that we get – each case – of all of these that we're looking at, these resolutions, require that you approve the project so we can move it forward to apply for the grant.

Councilor Hall: I just had the question because when I read the resolution, it's specifically saying that Bugbee needs additional classroom space. And it doesn't really get into anything as to well, how many students are we talking about and aren't we building Charter Oak with the

idea that there's going to be lots of students that are going to be moving, you know, going to Charter Oak. And why do we need additional space at Bugbee, also combined with a declining school population. So I, I was just a little confounded by this.

Mr. Van Winkle: Well, it is not for additional space. It's for the altering of interior space within the school. So it's taking a classroom and making some renovations to a classroom. I am...

Councilor Hall: It does say additional classroom space.

President Slifka: If I understand it, it's reno – you could both be right. It's, it's altering the interior space in a different way to create new classroom space. So – right?

Councilor Hall: I guess because the statement specifically says there's a need for additional classroom space and I'm...

Mr. Van Winkle: If, if – I apologize for not having more detail. Bugbee School, I believe, showed that they were short a classroom based on the projections of enrollment, short term. And so I, I don't know the detail of this, I apologize. But this is an interior renovation that would create that classroom space so they can meet the classroom demand for the next couple years. It begins then to turn down again. So it's that short-term classroom space that they need. So they'll take some interior space which could be used now for some other purpose within the school, renovate it to create a classroom for that short-term need.

Councilor Hall: So then at this point, do we have any idea what the potential cost to the town – I know it's applying for a state grant but is there...

Mr. Van Winkle: We do know that. I'm sorry, I don't know that.

Councilor Hall: Okay.

President Slifka: Mr. Van Winkle, could I ask – I know this isn't in the record yet. You have to introduce this tonight but we do have it in front of us that – in the – what will be your proposed budget, program year 1 of the CIP is interior school building improvements. It says – yeah, it's a combination of things. It says improvements this year will include replacement of flooring in classroom at Webster Hill, Whiting, Lane Smith, and Norfeldt which, if I'm correct, are things covered in other items? Maybe not. Replacement of restrooms at Hall, that is in – our list tonight. Modular refurbishment at Wolcott and classroom enhancements at Braeburn and Bugbee. So that's the level of detail that's here.

Councilor Barnes: Mr. Mayor, can I ask you what page you're reading from?

President Slifka: That is page 27 within program year 1 of the CIP. And the total cost of all of that is \$480,000, broken down by \$380,000 in bonds and \$100,000 state grant but that is a combination of all of those items that were – that I mentioned.

Mr. Van Winkle: And it's just that – the upside, the school building improvement dollars are dollars that we use to do renovations and improvements to our schools – replacement of flooring, those sorts of things. And so in this case, interior school building improvements, I don't know specifically what the classroom improvement is. Can I just ask a staff member for a moment?

Councilor Hall: Sure.

President Slifka: You certainly can.

Councilor Hall: I want to know what I'm voting on. That's all.

Mr. Van Winkle: The staff member pointed out to me what I was saying earlier was that our enrollment forecast at Bugbee shows them two classrooms short going forward. We're not adding another portable to that but trying to take some interior space to create a classroom for short-term enrollment. Within a few years, that enrollment goes away and it – the classroom is not needed. But in order to meet our classroom size criteria that we have in our schools, we need this additional space. I do not have a – the staff does not have a specific number for this project.

Councilor Hall: Thank you. So then just from a logistics – if we're voting on this tonight but we haven't – is this in this year's...

Mr. Van Winkle: It's in program year 1.

Councilor Hall: Oh, okay. It is program year 1. Sorry. That answered my question. Thank you.

President Slifka: Mr. Barnes?

Councilor Barnes: If I could just ask a follow-up question. Has the funding for this project already been approved?

Mr. Van Winkle: Yes.

Councilor Barnes: Okay. And so what is it specifically that we're voting on?

Mr. Van Winkle: You're voting to allow us to apply for a grant from the State of Connecticut to assist us with this improvement.

Councilor Barnes: Okay. So we're being asked to approve this so we can seek the grant to get money from the state?

Mr. Van Winkle: That is correct.

Councilor Barnes: Thank you.

President Slifka: Thank you. Anything further? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, wow. It's almost 11:00. I think it's time to introduce a budget.

President Slifka: Okay, #16.

ITEM #16: INTRODUCTION OF 2014-2015 FISCAL YEAR BUDGET AS PROPOSED BY THE TOWN MANAGER AND SUPERINTENDENT OF SCHOOLS

SET FOR PUBLIC HEARINGS ON APRIL 8, 2014 AT 2:00 P.M. AND APRIL 10, 2014 AT 6:00 P.M.

Councilor Cantor: I move that we receive and also set for public hearing on Tuesday, April 8th at 2:00 p.m. and Thursday, April 10th at 6:00 p.m.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. No, were not adopting the budget tonight, just receiving it. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries and our apologies to our many – Ms. Hewitt and Mr. Privitera from – and – oh, and Barbara, Ms. Rua from our finance department for the agony they've had to suffer through this evening.

Mr. Van Winkle: Thank you, Mr. Mayor. I have about 63 slides I'd like to go through tonight. I would point out to the public that maybe are watching or maybe watching a replay of this that our town council began the evening at 5:00. It's now 11:00 so we've been doing six hours of meetings straight through. And they're tired and I'm tired. So if I stumble, I apologize. We are about to begin discussion and the town council will spend many hours over the next month walking through this budget in detail in committee meetings before it comes back to the town council for a final decision, as well as holding public hearings, hearing from the public on this. This is the most important decision you will make this year. This is our town budget. We're

going to spend a lot of money supporting our community here. And so we don't take this lightly. We as staff don't take this lightly and I know you don't take this lightly. We have been working on this budget for many months on the staff side. Sitting in the back here I have our new CFO, Peter Privitera, Elizabeth Hewitt, our chief accountant, and Barbara Rua who has spent hours and hours of time to produce this document of analysis, dealing with me, which is not an easy thing to do, throughout that process. I have an incredibly talented staff to help us do these things and so as we work through those meetings, you're going to – we're going to rely on them to help us go forward with this. I start with my old cartoon – whatever I have – you can see a couple kids walking to school in West Hartford. I can see why they made February the shortest month of the year. I'd expect a bigger laugh at 11:00 at night but, you know, it's... So we work a lot with trying to create balance in this, you know? We recognize what you would like us to bring, and to be able to bring those same services and not to make any significant change to taxes in West Hartford. And we work hard on trying to do that. We work hard at trying to find balance – that the dollars we do spend, that they are spent in the efficacious way, that we support the systems that we have. And as you go through this, that's really the word that you're going to constantly think about is how do I balance that? How do I balance the interest of a person who is retired and living in my community? How do I balance that new family that moved to my community? How do I meet all those goals that might be before us? So balance is something we live with. I want to talk quickly about the grand list. West Hartford's grand list is what we tax off of. If I took that grand list and elevated it to its full value. We have 9.7 billion dollars' worth of property in the Town of West Hartford. Our grand list in West Hartford is larger than the City of Hartford. Those big buildings downtown, we don't have that sort of development in West Hartford but the value of the properties in West Hartford is larger than the City of Hartford. Our assessed value is 6.8 million dollars – assessed is 70% of our actual value. Our taxable value is 5.9 – that's the value that we place the taxes on that exempts tax-exempt properties from that. It, it – we have a significant number – I think we have 49 religious institutions in West Hartford. We have some nonprofit schools, those sorts of things, in West Hartford. Those are exempt from our, our taxes. Our growth in our grand list this year was 0.59%. That may not sound like a lot but it's twice what we had last year. So I'm pleased to see it grow at twice the speed. In order to deal with taxes, we have to grow the grand list as one of the pieces to be able to address our tax needs and income. It's not going to solve – we could build a new Blue Back Square every year and we would still struggle with this issue of do we have sufficient taxes. We obvious aren't but we still need to do what you did tonight which is to grow our grand list by making some improvements in the community. The growth on that grand list generates about 1.3 million dollars in due taxes. West Hartford is a residential community, okay? My assessor loves to tell me these numbers – 18, 479 single-family homes in this community; 2,307 condominiums; 2,576 apartments in 91 buildings; 2,941 two-, three-, and four-family units in West Hartford in 1,297 buildings; and 510 commercial properties and 239 industrial properties. Those commercial and industrial properties – very valuable things in this community but we are primarily a residential community. Our tax base is built on that residential property. And if we look at where we have been in this community with respect to home sales and prices, this purple line at the bottom starts back in 1987 and it shows that collapse of the housing that we saw in the early 90s. If you didn't live through that, God bless you, you weren't here. That was wonderful. It was an awful time in

Connecticut. Prices fell for, I think, eight years in a row in West Hartford right there. Here is the collapse of the markets in this most recent financial issues we've been dealing with in the late 90s. We only saw a modest change in the price of housing in West Hartford at that time. And we can see here at the end that housing prices have now fully recovered and are well above what they were in the best years in the market. And that differs substantially from what we see in the region. The top line is West Hartford. That's our housing prices in West Hartford. The dip that we saw and the financial collapse and it's always good to see my chart that I want to talk about – the most interesting point is off the piece there but it rises off the piece and reaches a record. Both the, the yellow line which is Hartford County – the median housing prices for Hartford County are well below their past peak and Connecticut, in particular, is well below its past peak. So West Hartford's recovered. We're doing well. People are buying homes here. Right now, we probably have a problem that there aren't that many homes on the market. And if you want to buy a house in West Hartford, it's not that easy and houses are selling very well. And that's pushing prices up. All this data comes from the commercial record that records this information for us. Property taxes are 88.6% of our total revenue. So that's where we're getting our money from. It's coming from property taxes in the Town of West Hartford. There's not some other magic number that we look at. And this is property taxes. It starts again in '91 and shows how property taxes in the early 90s rose substantially. We saw in the early 90s, again with the collapse of the economy in Connecticut, the State of Connecticut dropped its intergovernmental – the money it sent to schools and whatnot, by millions of dollars for West Hartford. And we saw our local property tax have to carry that burden. And that hasn't really changed. Our local property tax carries the substantial portion of the burden and will continue to do so for the foreseeable future. Intergovernmental revenues are the dollars we see from other governments in the – Storm Alfred, we see substantial millions of dollars from the federal government to aid us in Storm Alfred. But as a normal process, most of our intergovernmental revenues come to us through ECS grants – education support. If we were to get the correct number that we might get, you know, they set up this program to try to help support local schools and they set up a formula to help local schools – the state would be giving us 20 million more than what they give us today. And today they give us about 17 million in total. So ECS, education support, support for local education, hasn't kept up with where we thought it would when we developed programs to help local education. Although this chart is our, our intergovernmental revenue, you can see that bump here in recent years, is driven by the federal dollars that we receive. But the trend is up and so it's positive that we're seeing more dollars come to us but it certainly doesn't keep up with the growth and our spending of the growth and our need. We are increasingly relying on local property taxes and not on state monies or federal monies. Although we appreciate it every time they give us something additional, it is not the thing that's going to help us deal with this. We get charges for services. You think of those as your building permits or other services that we may, may have. That makes up 3.8% of our budget. And miscellaneous revenue makes up only 0.6% of our budget and I love this chart because it makes me nostalgic. This is the money we used to earn on our cash as we held that in banks or other places. You can see that we ran two million dollars in interest income to the town and, and, and recent as 2007, that almost hit three-and-a-half million dollars in interest that we were earning. And in our budget today that we are presenting to you, it's \$250,000 that we're getting. So when that falls, when I no longer

have two million dollars in interest income and now I have 250, we have to replace that in our system if we're going to continue to spend at the level we do. And so we turn to the property tax because the property tax is the workhorse of all our taxes. So all these kinds of things that are outside of our property tax are putting substantial pressure on it. Expenditures in this budget total 252.4 million dollars. That's an increase of 4.47% or 10.8 million dollars over the previous year's budget. Education spending makes up almost 60% – 58.2% of our spending. Their budget has an increase of 4.8% or 6.8 million of that ten-plus million is going to education. And it's driven by higher employee costs. Salaries on the board side make up 2.4 million. It's a 2.6% increase. Non-teacher pension – our teachers are in the state pension plan and so we don't contribute to the state pension plan. But for non-teachers, they're in our town pension plan and an additional \$400,000 or an 11% increase – and I'm going to talk a little about pension situation in a minute. The big change on the school side is medical benefits. We're asking for an increase – the board is asking for an increase of 3.7 million dollars for medical benefits. They had a year that was an abnormality, a, a, a dramatic outlier from what you would expect. Last year, when we were doing this budget, we were looking at the board's medical costs and we were really feeling good. They were very low and it was one of the reasons last year when we adopted a budget, we adopted a really good budget. Medical costs were really stable on the board side. But as we were adopting that budget, those numbers turned dramatically and we saw, for whatever reason, for individuals who had serious medical problems – this is cancer, this is premature births, these sorts of things – our cost went through the roof. Abnormal spike in those costs that we don't see. So of those, that six million dollars, six-plus million dollars that is going to go to the schools in this budget, 3.7 is just to pay for that jump that we're seeing in medical costs right now. We're going to spend a lot of time talking about that. The town council adopts the bottom line of the board's budget. You can't sit and say well, we want to spend less on medical or less on pencils. You only have the opportunity by state law to adopt the bottom line. The administration works closely with the school department and we are working closely with them on these numbers, trying to make sure that we have the right figure in here for medical cost because once they spike – will next year be another spike? It would seem unlikely and so we're going to spend some time with their administration making sure that we've analyzed these numbers to get the right number in their budget when they submit it finally to you. Town spending is 91.2 million. It's a 4.2% increase or 3.7 million dollars. The town is 36% of the total spending in the community. Town budget drivers, again, like the board, were driven by our employees. Salaries are up 1.4 million dollars. That's about a 2.1% increase in salaries. Pension contributions are up 1.3 million or 11.2% of our pension contributions. Contributions to our retiree health reserve. We're trying to build a reserve for retiree health that's going to go up by a half million dollars. But it is offset on the town side. Our medical costs were lower. We were healthier on the town side and so we're going to see a reduction in our contribution that we're going to put in the budget for medical costs. Risk management costs are up almost \$700,000 and our contribution to the metropolitan district commission, which is really just a bill that they send us, is up \$332,000. So let me talk about pensions. This is an issue we have beaten multiple times, analyzed, pulled apart. We've done multiple studies on the administration side. I doubt that there is an administration, a town in the State of Connecticut that has spent more time pulling apart its pension plan – trying to make sure we understand that. Every year, we make the

annual required contribution. We hire an actuary. The actuary goes through those numbers and says in order to make this plan whole in 28 years – that's what this looks like, over a 28-year period – make this plan – no, you need to make this contribution. This council has always – and past councils have always made that annual required contribution to our pension plan. We also are now, over the last couple years, been reducing our expected return. So we have these assets that are invested. What kind of return should we have on those assets? You know, ten years ago, 8.5% sounded like a good number. It worked really well. It worked all the way for decades. It worked well and then we hit these two harsh recessions of the 2000s and 8.5 didn't work. So we have been reducing that. It is now set at 7.95, although, we earned 15% in the past year. We're going to – this – the question is what will this earn over the next three decades? That's what we're trying to come up with a number for and so that's – you know the answer to that question. We – you can make a lot of money. We don't know the answer but we need to come down to this is a good number to use as a judgment. And so we will see in future years perhaps some reduction in that number as we try to get to whatever that right number is. Right now, our vision is blackened by two significant stock market collapses. So we're, we're increasingly pessimistic. If somebody knows what the future is, they should give me a call. Our pension plan requires an additional 1.7 million-dollar investment – that's the town and school investment combined. That's what the annual required contribution done by the actuary is and that's a significant driver in this budget. The town's contribution to retiree health reserve, as I said, increases by \$500,000, while the town active employee claims have fallen by \$150,000 and board of health claims are up by 3.7 million. These numbers always are moving. There's a lot of judgment in all these kinds of things, especially when you're looking longer term. And so we – every time we make a decision – if we decide to drop our discount rate another half percent, that raises our contribution. And so we're trying to work hard in trying to find that balance, that balance between making sure we make the right financial decisions and making sure that we treat our taxpayers fairly and equally and appropriately. We could drop that discount rate to zero and push up taxes by millions of dollars in West Hartford. Would that be the right decision? And so we're trying to find balance in that and that's why this year, within in the budget, we're using a discount rate of 7.95. This is why this year, we're looking for that – our payment and why we're trying to find some balance in all of that. This will be something I know you will debate for some time and for perhaps several councils, many councils into the future. The last piece of our spending is our capital financing. Capital financing is 14.3. That's our debt service, 14.3 million. That's the required debt service that – you don't have any choice on that. That's the, the payment for borrowings we've had in the past. It's an increase of 2.28% or \$318,000 over what it was last year. Capital financing is 5.7% of our total expenditures in the community. There's talk that you're going to adopt in this budget, we will adopt two years of our capital budget. There will be some changes to year 1. You adopted that last year and as a second year, we'll – there's some changes to that. And then we'll adopt the second year. The council actually adopted two years to that budget. Most of the capital costs that we spend are to take care of the town, to maintain it, to repair streets, to fix roofs on our buildings. We've got almost – we've got over two million square feet of buildings in the Town of West Hartford so most of what we spend on the capital side is for that maintenance that we do to take care of our buildings and as we do energy efficiency and those sorts of things. But there are projects that are outliers to that,

outside of that maintenance kind of thing, take care of what you have. One is the new Charter Oak School. Last year, we appropriated money for this. That project is moving forward and the design – it is – although we are receiving a substantial grant from the State of Connecticut to build that school, right now, we are carrying in our budget 16 million dollars of local money to – of our money, of our bonded money to be able to build that new school. We are hopeful and working with things, we'll be able to get that number down but right now, that's the number that we have in our budget that you've already really approved in this budget last year. A couple other outliers, unusual things: our emergency response radio system. This is the radio system the police and the fire use and our public works trucks use. We need to replace it. It's, it's getting out of date. The company that services the equipment says they're no longer going to service equipment. We need to replace that. That's a four million-dollar system that we have for those radios, for all of those radios that are in every vehicle. Those towers, there are three towers in West Hartford that we use to make sure that we can communicate. So that's a big deal and it's something that we're going to want to spend some time talking about to make sure that we're making the right investment there. And the final piece that is sort of an outlier is that new financial system. Our financial system, our software that we keep our books by – both the town and the board are on the same financial system and we use the same thing – is no longer being serviced by the company that produced it. And so we are looking to replace that financial system and our estimates right now are that is a 1.5 million-dollar software that – in order to replace all that. It is a substantially complicated software. It's not QuickBooks. We're not talking about that. But it's everything we do from payroll to accounting to purchasing. Everything we do goes into that module. Debt service is a significant driver in our budget. This year, it's fairly flat as I mentioned earlier, but as we issue bonds for Charter Oaks School and some of these other projects that are coming up, our debt service is going to climb over the next few years. It's just a natural sort of thing. It's based on our assumption about future interest rates. If you know the correct number for future interest rates, let me know and I will invest with you. It's got a whole lot of drivers in it but we're looking at that – we're going to see some significant millions of dollars climb in our debt service. We just need to be careful. You know, capital budget's just like your general fund budget. You need to be aware that we can't just buy everything we want. And so there's – we're trying to find some balance in that, too. As we build a new Charter Oak School, you know, some other projects kind of need to be held off for a while until we can afford to build those other pieces. CNRE is your cash expenditure. That's what we buy computers with because computers don't have a 10-year long life that we expect for a capital project. If we're going to take bonded dollars and borrow the money, we want that product to last for a long time. And so we have a cash investment that we make: \$650,000 is what our CNRE expenditures are. In the past two years, we have a run a surplus in our general fund budget. Throughout that ugly recession, we ran a surplus in our general fund budget. And we were able to take that surplus and use it to purchase this portion of our budget. Right now, at this point, we're projecting a surplus of about a half a million dollars. So we potentially are heading into that same thing. This budget contains, in the general fund, that the town manager is recommending we spend \$650,000 out of the general fund. But if we can ensure that surplus, then we can save those dollars in this budget and that's certainly something we're going to be talking to you about. So the proposed mill rate, and this the bottom line for everybody, this is the

important piece, if you're sitting home, still up here. Last year, our mill rate was 36.30. A mill is a thousandth. So this is 3.63% of the assessed value of your home. The proposed budget, before you get to work with us and take a look at that, the proposed budget at this point is a mill rate of 37.72. And so taxes on the assessed value of your home will go up by 3.9%. Bottom line is that the budget proposes an increase of 1.42 mills and the property on your house, on your house – everybody's property in town, under this budget, goes up by 3.9%. This budget is not done. This is the town manager's budget. We have to spend some time talking about the kinds of items we have in here and we have some other things that we want to spend some time talking to you about. So that's where we're starting from. Our, our hope and plan is that we'll be able to work that number down. So if you need to know more, you can go to the town's website tomorrow morning. He's got his thumb in the air. www.westhartford.org. You can go to our finance section and, and you'll be able to find our budget – this big, fat document – as well as the capital budget. And today you can go to the board's West Hartford – the website – www.whps.org. All of their data is on that site and you can look at that and see how those are – so that's, that's my story here. This is a huge thing. This is an enormous amount of work staff has done at this point in time. And they do a great job for us. We are all looking at the same issues that you're looking at. Alright, now how do I make sure I get that balance in this budget? I, I want to make sure this is a safe community. I want to make sure we have quality schools. I want to make sure – but I also want to make this a town that's affordable for the people that live here. And so finding that balance in here is what we're all going to work for. We adopt this budget on April 24th. Thank you, Mr. Mayor. So we have a little over a month to spend. Unfortunately, these – this council, which was at your last council meeting, you went to 12:30. Tonight, it's only 11:30 so – but we're going to be in a lot of committee meetings to walk through this budget in detail with you. We look forward to working with you and thank you for listening to me this late at night.

President Slifka: Thank you, Mr. Van Winkle, and to the rest of the team. We're really, really sorry. And it's 11:30 and we still have an executive session. Yes, we do. So first I'm going to go through my five pages of announcements. No? Oh! No, I'm not. I'm just kidding. Just kidding. You want to say them one more time?

Councilor Cantor: Okay. We will be, we will be holding public hearings on the budget on Tuesday, April 8th at 2:00 p.m. and Thursday, April 10th at 6:00 p.m. in this room.

President Slifka: Thank you, Mrs. Cantor. Okay. We're up to report from the Corporation Council. Mr. O'Brien?

REPORTS OF CORPORATION COUNSEL

Mr. O'Brien: I'm not going to give any kind of a formal report at this hour but we do need executive session regarding pending litigation – the same case we had executive session on two weeks ago.

President Slifka: Thank you. Appointments? Mrs. Cantor.

ITEM #18: APPOINTMENTS

Councilor Cantor: Okay, we have a number of appointments. I'd like to make a motion to – I'm going to move them all together. Appoint Patricia Farrah to the Library Board for term ending 12-31-2018. Appoint Joshua Rucker to the Advisory Commission for Persons with Disabilities for term ending March 11, 2017. Appoint Brian Steckroth and Jennifer Strassfeld to the Parks and Recreation Advisory Board for term ending December 31, 2016. Appoint Judith Borden to the Risk Management Advisory Board for term ending December 31, 2014. Appoint Paula Shea Stabnick as a town council alternate for term ending December 31, 2016.

Councilor Kindall: Second.

President Slifka: Just – I think the town council zoning alternate.

Councilor Cantor: Right. Zoning. Sorry.

President Slifka: Okay. Do you have any?

Councilor Cantor: Oh, no. We appoint – I'm sorry. I didn't do the reappointment.

President Slifka: Okay. There's a question from Mrs. Hall. I know it was screened through...the clerk, right? Ms. Hall's asking about the risk management appointee. I can't offer an opinion. Okay. I thought I had been told there was more than one but...

Councilor Cantor: And so we have one – another vacancy on that.

President Slifka: We can take that one off the list if we're not going to be able to confirm that right now and do it...

Councilor Cantor: In the meantime, I can read the reappointments.

President Slifka: Yeah.

Councilor Cantor: I move that we reappoint Richard Greenburg, Catherine Banbury, and John O'Connell to the Board of Assessment Appeals for term ending December 31, 2016.

Councilor Kindall: Second.

President Slifka: So we're moving the whole list minus the appointee to the risk management advisory board.

Councilor Cantor: I move that we move everybody but the Risk Management.

Councilor Kindall: And seconded.

President Slifka: Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay. I'd like to entertain a motion to enter into executive session for the purpose of discussing pending litigation.

Councilor Cantor: So moved.

ITEM #19: EXECUTIVE SESSION: 11:30 P.M. – 11:51 P.M.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

RETURN FROM EXECUTIVE SESSION

President Slifka: Okay, I'd like to entertain a motion to suspend the rules to adopt a – or to the resolution authorizing administration to settle a pending claim and also to make an appointment.

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

SUSPENSE ITEM: RESOLUTION AUTHORIZING THE ADMINISTRATION TO SETTLE PENDING CLAIM - *JAMES DELUCA V. TOWN OF WEST HARTFORD, ET AL.*

ADOPTED

NOW BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD THAT the Administration is hereby authorized to execute such documents as are necessary to settle the lawsuit captioned *James DeLuca v. Town of West Hartford, et al.*, Superior Court of Connecticut, Docket No. HHD-CV 12-6030468-S, upon terms discussed in executive session and for the sum of \$367,500.

President Slifka: Those opposed? Motion carries. Okay, I'd like to entertain a motion to adopt.

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, and to the appointment. The earlier one that we removed. It was – we had the wrong committee. So nice catch by Mrs. Hall. I'd like to entertain a motion to appoint Judy Borden to the Human Rights Commission and do we have a term for...? To December 31, 2016.

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We have to – the consent calendar, Mrs. Cantor?

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

ITEM #27: CONSENT CALENDAR

ADOPTED

ITEM #11: RESOLUTION CONCERNING STATE FILING FOR ASBESTOS ABATEMENT AND FLOOR TILE REPLACEMENT AT THREE SCHOOLS.

WHEREAS, it has been determined that there is a need to remove asbestos containing floor tile and mastic at Norfeldt, Webster Hill and Whiting Lane schools, and

WHEREAS, the Board of Education and the Town Council have appropriated sufficient funding in the Asbestos Abatement & School Building Improvement accounts to undertake these projects, and

WHEREAS, in order to be eligible for State school construction grant funds, the State Department of Education requires the authorization of the Town Council to initiate these three (3) individual school construction projects.

NOW THEREFORE BE IT RESOLVED by the Town Council of West Hartford that the Superintendent of Schools is authorized to file notice of proposed (3) school building projects, to work with the established building committee(s), begin architectural drawings and make applications for grant assistance from the State Department of Education, Bureau of School Facilities.

ITEM #13: RESOLUTION CONCERNING STATE FILING FOR CODE UPDATE AT CONARD HIGH SCHOOL.

WHEREAS, it has been determined that there is a need for accessible, code-compliant bleachers and a press box at Conard High School, and

WHEREAS, the Board of Education and the Town Council have appropriated sufficient funding in the School Building Improvement account to undertake these projects, and

WHEREAS, in order to be eligible for State school construction grant funds, the State Department of Education requires the authorization of the Town Council to initiate this school construction project.

NOW THEREFORE BE IT RESOLVED by the Town Council of West Hartford that the Superintendent of Schools is authorized to file notice of the proposed school building project, to work with the established building committees, begin architectural drawings and make applications for grant assistance from the State Department of Education, School Facilities Unit.

ITEM #14: RESOLUTION CONCERNING STATE FILING FOR CODE UPDATE AT HALL HIGH SCHOOL.

WHEREAS, it has been determined that there is a need for accessible, code-compliant girls' and boys' toilet rooms at Hall High School, and

WHEREAS, the Board of Education and the Town Council have appropriated sufficient funding in the School Building Improvement account to undertake these projects, and

WHEREAS, in order to be eligible for State school construction grant funds, the State Department of Education requires the authorization of the Town Council to initiate this school construction project.

NOW THEREFORE BE IT RESOLVED by the Town Council of West Hartford that the Superintendent of Schools is authorized to file notice of the proposed school building project, to work with the established building committees, begin architectural drawings and make applications for grant assistance from the State Department of Education, School Facilities Unit.

ITEM #15: RESOLUTION CONCERNING STATE FILING FOR ROOF REPLACEMENT AND ASBESTOS ABATEMENT AT KING PHILIP MIDDLE SCHOOL.

WHEREAS, it has been determined that there is a need for a new roof and related asbestos abatement at King Philip Middle School, and

WHEREAS, the Board of Education and the Town Council have appropriated sufficient funding in the Asbestos Abatement and the Roofing and Masonry accounts to undertake these projects, and

WHEREAS, in order to be eligible for State school construction grant funds, the State Department of Education requires the authorization of the Town Council to initiate this school construction project.

NOW THEREFORE BE IT RESOLVED by the Town Council of West Hartford that the Superintendent of Schools is authorized to file notice of the proposed school building project, to work with the established building committees, begin architectural drawings and make applications for grant assistance from the State Department of Education, School Facilities Unit.

ITEM #21: FROM TOWN PLAN AND ZONING COMMISSION RE: 668-678 FARMINGTON AVENUE – RECOMMENDING APPROVAL.

ITEM #22: FROM TOWN PLAN AND ZONING COMMISSION RE: ORDINANCE PERMITTING HELIPORTS – RECOMMENDING APPROVAL.

ITEM #23: FROM CAPITOL REGION COUNCIL OF GOVERNMENTS RE: 668-678 FARMINGTON AVENUE – FINDING NO APPARENT CONFLICT WITH REGIONAL PLANS AND POLICIES OR THE CONCERNS OF NEIGHBORING TOWNS.

**ITEM #24: FROM CAPITOL REGION COUNCIL OF GOVERNMENTS RE:
ORDINANCE PERMITTING HELIPORTS – FINDING NO APPARENT CONFLICT
SUBJECT TO SUGGESTIONS.**

**ITEM #25: FROM TOWN PLAN AND ZONING COMMISSION RECENT PLANNING
ACTION: 141 SOUTH STREET.**

ITEM #26: MINUTES FROM FINANCE AND BUDGET COMMITTEE 02-24-14.

President Slifka: No communications. No petitions.

ITEM #30: ADJOURNMENT

President Slifka: I'd like to entertain a motion to adjourn.

Councilor Cantor: So moved.

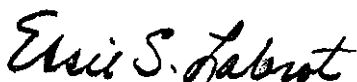
Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're adjourned. Goodnight.

Meeting adjourned at 11:55 p.m.



Essie S. Labrot
Town Clerk/Council Clerk

ESL/kc

APPROVED AT APRIL 10, 2014, TOWN COUNCIL MEETING